

## **ARENA ADVISORY COMMITTEE MEETING**

**Wednesday, January 16, 2008**

**5:30 PM Everett Arena**

Present: Chairman Nick Wallner, Mike Gfroerer, Dave Palisi, Bob Lachapelle, Michelle Mullen  
Councilor Bill Stetson, Arena & Properties Manager Jeff Bardwell, Public Properties Superintendent Jeff Hoadley  
Excused: Gary Young, Tom Ackerson, Gerry Blanchette

Guests: Warren Billings and Phil Donovan of Concord Crew

Meeting called to order at 5:30 PM.

### **Boat House Proposal**

Phil Donovan presented the proposal to build a boat house near the skate park to house their sculls and utilize the river from that location. Donovan explained their current location is very crowded and they wish to build a boat house in Concord and have presented their plan to Council who sent them to community development, the arena advisory and RPAC. Michelle Mullen questioned if the location of Terrell Park had been considered. Donovan explained that they had looked at numerous sites and the Everett Arena site was best suited for their needs. Mullen questioned what impact the crew activities would have on other recreational uses on the river such as kayaking, canoeing, etc. Warren Billings indicated the initial impact would be small. The crew team rows six days a week very early in the morning. Discussion took place on if a regatta was held what impact it would have on the river. Phil Donovan explained that during a regatta that section of the river would be closed off for the race. Jeff Hoadley questioned on the coordination of closing down part of the river. Bob Lachapelle indicated it would have to be done through the State's Department of water safety. Jeff Bardwell asked what the plans were for docks at the location. Phil Donovan indicated docks would be plastic floating type and would run parallel with the shore. Jeff Bardwell questioned about permits from the State for docks. Phil Donovan indicated they would have to go through that process. Councilor Stetson asked why the city should allow a private group to build a boat house on public land. Phil Donovan explained that it would expand the use of the river. Jeff Bardwell explained the spring and fall shows at the arena and they needed the entire parking lot for their events and asked what conflicts this would cause with the boat house use. Phil Donovan indicated it would not be an issue and that they would work their schedule around events.

Mike Gfroerer made a motion that the arena advisory was in favor of the proposal Bob Lachapelle second. Discussion took place; motion was amended by Nick Wallner to include the following stipulations: That a master plan for the site is developed with all concerned city divisions participating to include the arena, recreation, general services, community development, fire and police. Also, that the arena would have event priority and a fee would be charged for regatta events. Once the plan was drafted it would go back to the arena advisory and recreation advisory for review. Motion passed unanimously with one none vote by councilor Stetson.

### **Arena Lot Parking**

Jeff Bardwell explained the growing parking issue of the arena lot being used as a park & ride. Discussion took place on signage options for the parking lot. Dave Palisi made a motion that the arena manager work with police and the legal division to have some sort of signage for the arena parking lot. Michelle Mullen 2<sup>nd</sup>, motion passed unanimously.

### **Arena Rates**

Jeff Bardwell explained the proposed rates were to increase by six percent based on the arena's proforma. Bob Lachapelle questioned what the users received for such an increase. Jeff Bardwell explained the increases are driven by the arena expenses, the largest portions being staffing and utilities. Bardwell also explained the recent improvements that have been made over the years including the locker room addition; siding; brine pumps; lighting, energy improvements, Zamboni and condenser. The arena is currently carrying as much debt as it can afford. Bob Lachapelle indicated that Concord Youth Hockey would like to see new dasher boards in the near future and it had \$60,000 to put towards the purchase if the city can come up with the balance. Bill Stetson asked how much new dasher boards costs. Jeff Bardwell explained new dashers were approximately 100,000 dollars.

Bob Lachapelle explained that Concord Youth Hockey had approximately 640 kids in the program and they do not want to see kids go to other programs because of costs. Discussion took place on the cost of youth

hockey. Nick Wallner questioned if other rates could be increased more instead of raising all six percent. Other means of raising rates were discussed. Jeff Bardwell suggested charging a percentage of the gate on top of the rental rate as an option. Discussion took place on this proposal, advisory recommended not to charge a percentage of the gate. Nick Wallner suggested looking at a for profit/non profit rate for off ice events. Jeff Bardwell explained he would have to work with the business manager to see what other rate variations are possible. Bill Stetson made a motion to table the rates until next meeting and for the arena manager to work with Concord Youth Hockey on their donation proposal, Dave Palisi 2<sup>nd</sup>, motion passed unanimously.

#### **Future Projects & Planning**

Jeff Bardwell explained that the next big item outside of dasher boards was the arena floor. While the floor has not posed any problems currently it is original to the building. Cost for replacement would be approximately 450,000 dollars. The arena fund under the current model could not support replacement until the locker room expansion bond payments are completed in 2016.

Meeting adjourned 7:15 PM

Respectfully Submitted

Jeffrey R. Bardwell  
Arena & Properties Manager